

Preserving Our Open Lands

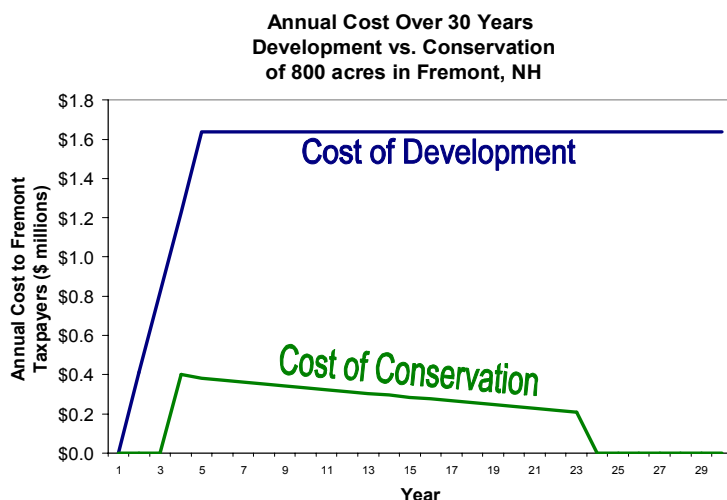
Fremont Open Space Initiative

The Economics of Land Conservation

In order to preserve Fremont's rural character by permanently protecting a portion of its open space from development, the Fremont Open Space Advisory is asking Fremont voters to approve a \$4 million bond issue. This effort will:

Protect wildlife, trees, water and air quality - Preserve open space forever

But the financial benefits of land conservation are reason enough to support this bond issue. The graph below compares the cost of land development to the cost of land conservation.



Conventional wisdom tells us that when there are more houses and more people, the tax burden is spread and overall taxes are lower. **In fact, the opposite is true.** Study after study across NH proves that towns with the lowest taxes have the most open space, and towns with higher taxes have less preserved open space. **Why?** The greater the population, the greater the demand for services, larger schools, eventually public water and sewer, and ever-mounting taxes, forever.

The chart below illustrates in dollars and cents how **development impacts your tax rate**. Additional services such as **Road Maintenance, Safety, Sanitation and Schools** required to sustain new development outpace the tax revenue generated by these developments.

Tax Rate Impact of 800 Acres of Development		Tax Rate Impact of 800 Acres of Conservation	
\$5,035,465	2002 Assessed Taxes	\$5,035,465	2002 Assessed Taxes
\$198,101,049	2002 Total Valuation	\$198,101,049	2002 Total Valuation
\$25.59	2002 Tax Rate	\$25.59	2002 Tax Rate
\$2,472,088	Additional Taxes due to Development	\$400,000	Additional Taxes due to Conservation
\$64,000,000	Additional Value due to Development	\$0	Additional Value due to Conservation
\$7,507,553	Projected Assessed Taxes	\$5,435,465	Projected Assessed Taxes
\$262,101,049	Projected Total Valuation	\$198,101,049	Projected Total Valuation
\$28.64	Projected Tax Rate	\$27.44	Projected Tax Rate
\$3.23	Tax Rate Increase due to Development of 800 acres	\$2.02	Tax Rate Increase due to Conservation of 800 acres

*Informational sources available by visiting the Fremont town website at <http://www.fremont.nh.gov>

The Decision is Yours!

Learn more about the Open Space Initiative

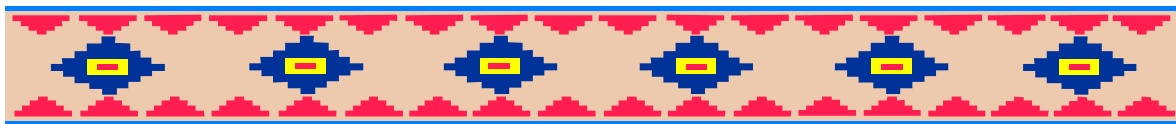
The public is invited to attend an informational forum on Saturday February 14th 9:00am at the Fremont town library.

Visit the Town Website at <http://www.fremont.nh.gov>



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c/o Fremont Conservation Commission
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